NEW OWNER:

James C. McPherson
2144 Sanborn Drive
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
[illegible] Juliet, TN 37122

Karen Johnson Davidson County
Batch# 278304 DEEDQC
09/03/2019 10:08:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190903-0088281

SEND TAX BILLS TO:
New Owner

Map: 119
Group: 5
Parcel: 97.00

This instrument was prepared solely with information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES C. MCPHERSON,** does convey unto **JAMES R. MCPHERSON and CHRISTY A. MCPHERSON, as joint tenants with rights of survivorship,** their heirs and assigns, forever subject to a life estate retained by the Grantor, the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 488 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 488 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 489 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 489 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. III:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 490 fronts 50 feet on the easterly side of Grandview Drive, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. McPherson, from Peggy Davidson, formerly known as Peggy D. Gomer, and Judith K. Davidson, Trustees of the "Capitol Printing, Peggy D. Gomer, and Judith K. Davidson Revocable Trust," by Special Warranty Deed, dated October 3, 2003, of record as Instrument 20031003-0146652, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2522 Grandview Avenue, Nashville, Tennessee 37211.

WITNESS SIGNATURE(S) this 22nd day of August, 2019.

JAMES C. MCPHERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES C. MCPHERSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 22nd day of August, 2019.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00 .

Affiant

Sworn to and subscribed to before me, this the 22nd day of August, 2019.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY